

Appendix 1b

Nationwide House Price Index

Nationwide

House Price Index

House Price calculator

House Price Calculator

Instructions

Property Value: Enter the price paid for, or a more recent valuation of your property. Please ensure the value is entered without commas, for example 150000, rather than 150,000.

Valuation Date 1: The date when your property was purchased, or revalued.

Valuation Date 2: Date for which you would like a new estimate of your property's value.

Region: Select region which the property is situated in. If you are not sure which region the property is in, click on the link below to find your region.

To find out how the value of your property has changed please use the calculator below (this is updated shortly after the end of each quarter - March, June, September and December):

Please note: The Nationwide House Price Calculator is intended to illustrate general movement in prices only.

The calculator is based on the Nationwide House Price Index. Results are based on movements in prices in the regions of the UK rather than in specific towns and cities. The data is based on movements in the price of a typical property in the region, and cannot take account of differences in quality of fittings, decoration etc.

For an accurate valuation of your property we would always recommend you consult a local estate agent or surveyor.

House Price Index calculator

Please enter the details of your last valuation

Property value:

Min: £0

Max: £2,000,000

Valuation year 1

2014

Valuation quarter 1

Q1

Property region:

East Midlands

What Region?

Valuation year 2

2014

Valuation quarter 2

Q2

Calculate

Valuation date 1 (Q1 2014):

£180,000

Valuation date 2 (Q2 2014):

£185,327

Percentage change:

2.96%

Legal Information

The Nationwide House Price Indices are prepared from information that we believe is collated with care, but no representation is made as to their accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the indices at any time, for regulatory or other reasons.

Persons seeking to place reliance on the Indices for any purpose whatsoever do so at their own risk and should be aware that various factors, including external factors beyond Nationwide Building Society's control might necessitate material changes to the Indices.

The Nationwide House Price Indices may not be used for commercial purposes including as a reference for: 1) determining the interest payable, or other sums due, under loan agreements or other contracts relating to investments 2) determining the price at which investments may be bought or sold or the value of investments or 3) measuring the performance of investments.

Nationwide Building Society is the owner of the trade mark "Nationwide" and all copyright and other rights in the Nationwide House Price Indices.

The application of the IOSCO Principles on financial benchmarks to the NHPI is more fully set out in our [statement regarding IOSCO Principles](#). Nationwide considers that its arrangements for administration of the NHPI comply with the IOSCO Principles in a proportionate manner having regard to the nature of the index.

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Property value:

Min: £0

Max: £2,000,000

Valuation year 1

2014

Valuation quarter 1

Q1

Property region:

East Midlands

What Region?

Valuation year 2

2014

Valuation quarter 2

Q3

Calculate

Valuation date 1 (Q1 2014):

£180,000

Valuation date 2 (Q3 2014):

£189,113

Percentage change:

5.06%

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House Price Index calculator

Please enter the details of your last valuation

Property value:

Min: £0

Max: £2,000,000

Valuation year 1

2014

Valuation quarter 1

Q1

Property region:

East Midlands

What Region?

Valuation year 2

2014

Valuation quarter 2

Q4

Calculate

Valuation date 1 (Q1 2014):

£180,000

Valuation date 2 (Q4 2014):

£187,254

Percentage change:

4.03%

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Appendix 1c

Property Details

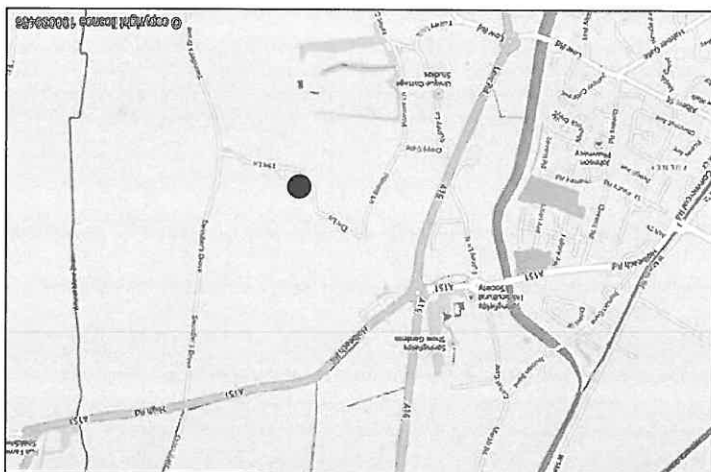
ABOUT ACORUS
Acorus Rural Property Services operate nationwide from various strategically located offices. Our professionally qualified staff include Chartered Surveyors, Building Consultants, Town Planners and Valuers. We are able to advise you on a range of property matters with flexible fee arrangements.

We specialise in:-

- Property Sales
- Planning Applications
- Appeals
- Building Design
- Building Regulation Approval
- Local Plan Representation
- Diversification and Grants

For all types of rural property. So if you are thinking about new build, conversions or just want advice on how to maximise the value of your property assets contact Acorus Rural Property Services.

IMPORTANT NOTICE: Acorus Rural Property Services Ltd for themselves and for the Landlord of this property whose agents they are give notice that:- 1. The particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in employment of Acorus Rural Property Services Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd. 4. No responsibility can be accepted for any expenses incurred by an intending tenant in inspecting any property which has been let or withdrawn. 5. The property is sold subject to and with the benefit of rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, covenants and restrictive covenants referred to in these particulars accurate and reliable, if there is any point which is of particular importance to you please contact Acorus Rural Property Services Ltd who will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 3. Acorus Rural Property Services Ltd has not undertaken any tests of the services or appliances present at the property beyond statutory obligations and prospective tenants should carry out their own investigations in this regard. 4. All plans and photographs within these particulars are provided for a general guide and identification purposes only. Any items of plant, machinery fixtures and fittings shown may not necessarily be included in the sale.



Directions
Turn off of the A16 onto Cross Gate Lane which leads to Pilmore Lane. After a right hand turn onto Elm Lane the property can be found approximately 200m on the left hand side.

Viewing
Strictly by appointment with the selling agent Acorus.

Uplift Clause
The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

Services (not tested)
The property is provided with mains water and electric. Drainage is via septic tank. Central heating is provided by Oil.

Local Authority
South Holland District Council
Council Offices
Priory Road, Spalding
Lincolnshire, PE11 2XE
T: 01775 761161

ACORUS RURAL PROPERTY SERVICES LTD.

THE RURAL PROPERTY SPECIALISTS



1 Elm Lane
Fulney
Spalding
Lincolnshire
PE12 6EQ

A detached four bedroom house set in a rural position with garden to all sides.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further information)

FOR SALE BY PRIVATE TREATY
FREEHOLD
VACANT POSSESSION ON COMPLETION

GUIDE PRICE: £165,000

Ref: C308

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

THE PROPERTY, ACCOMMODATION AND SERVICES

Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

Situation/Location

The property is situated in a rural location surrounded by farmland.

Description

A detached four bedroom house built in the 1960's set in a rural position with garden to all sides, benefitting from a recent extension built four years ago and large double garage.

Accommodation

The accommodation comprises:-

GROUND FLOOR

Hallway

Leading to Kitchen with stairs to first floor and doors to Front Room and Lounge.

Kitchen 3.5m x 2.7m

With wall and floor units overlooking garden to rear of the property.

Dining Room

Off Kitchen measuring 2.9m x 3m.

Utility room

Off Kitchen measuring 2.9m x 3m with a separate WC.

Front Room

Linked to Dining Room via an open archway measuring 2.65m x 3.8m.

Lounge

Measuring 5.16m x 4.1m with a fireplace and large bay window.

FIRST FLOOR

Landing area with two airing cupboards and a loft hatch.

Bedroom 1

Master Bedroom with en-suite shower room and dressing area.

Bedroom measures 5.13m x 4.29m.

Dressing Area measures 2.25m x 2.17m.

Shower room with large shower, WC and basin; 1.67m x 2.17m.

Bathroom 1.6m x 2.07m

WC, wash hand basin, bath with shower over.

Bedroom 2

To the rear of the property measuring 3.5m x 3.7m.

Bedroom 3

To the front of the property measuring 3.6m x 3.4m.

Bedroom 4/Office

Bedroom currently used an office measuring 2.74m x 2.25m.

Outside

Large garage with loft area.

Large Driveway.

Garden to the front and rear of the property.

Agricultural Occupancy Condition

The wording of the condition states:-

'The occupation of the house shall be limited to persons employed, or last employed, locally in agriculture or to their dependents.'

Note

This property suffers from some subsidence damage. Please contact Acorus to obtain further details.



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		